

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																																
A.1	<p>PHA Name: _____ PHA Code: _____</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): _____</p> <p>PHA Plan Submission Type: <input type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p style="margin-left: 40px;">HAS Administrative Office, 1407 Wheaton Street, Building A HAS Section 8 Office, 1407 Wheaton Street, Building B Simon Frazier Homes & Herbert Kayton Homes, 624 W. Gwinnett Street Horace Stillwell Towers, 5100 Waters Avenue River Pointe, 939 Wheaton Street The View at Oglethorpe, 280 Randolph Street Yamacraw Village, 555 W. Bay Street</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 20%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 20%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 30%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 15%;">PH</th> <th style="width: 15%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																							
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B.	5-Year Plan. Required for all PHAs completing this form.
B.1	Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years.
B.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years.
B.3	Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.
B.4	Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.
B.5	Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.
B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
B.7	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

Instructions for Preparation of Form HUD-50075-5Y 5-Year PHA Plan for All PHAs

A. PHA Information [24 CFR §903.23\(4\)\(e\)](#)

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. 5-Year Plan.

B.1 Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. ([24 CFR §903.6\(a\)\(1\)](#))

B.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. ([24 CFR §903.6\(b\)\(1\)](#)) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA's 5-Year Plan.

B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. ([24 CFR §903.6\(b\)\(2\)](#))

B.4 Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. ([24 CFR §903.6\(a\)\(3\)](#))

B.5 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

B.6 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB provide comments?

(b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. ([24 CFR §903.17\(a\)](#), [24 CFR §903.19](#))

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average .76 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Attachment B.2
Goals and Objectives

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
Objectives:
 - Apply for additional rental vouchers:
Apply for any additional vouchers should they become available through 03/31/2025.
 - Reduce public housing vacancies:
Conduct an internal audit and review of make- ready and turnaround systems by 03/31/2022. Reduce by 03/31/2022 to 3% and maintain public housing vacancy rate to 3% through 03/31/2025.
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
Transfer to "improved living environment"
 - Other (list below)
Assist the financing/development of mixed-use/commercial initiatives
- HAS plans to finalize the conversion of its entire real estate portfolio to the HUD Rental Assistance Demonstration Program by 03/31/2025.

PHA Goal: Improve the quality of assisted housing
Objectives:

- Improve public housing management: (PHAS score)
Attain Public Housing Assessment System score of 80% ("standard performer") by 03/31/2022 and improve to High Performer score by 03/31/2025.

Improve voucher management: (SEMAP score)
Maintain Section 8 Management Assessment Program score of 97% or higher (“high performer”) through 03/31/2025.

Renovate or modernize public housing units:
Based on a detailed twenty-year physical needs analysis, HAS will renovate and modernize units in accordance with its FY 2019-2023 Capital Fund Program Five Year Plan.

Provide replacement public housing:
Continuing its redevelopment efforts, in 2019 HAS entered into a Master Development Agreement with Hunt companies (Developer) which forecasts the construction of approximately 313 new mixed-income units in the East Savannah Gateway Area over the next 5 to 10 years (timeline is dependent on funding availability). HAS plans to support one-third (30%), or 94 of the newly-built total units with public housing operating (“Annual Contributions Contract” or “ACC”) subsidy. Both the ACC subsidy and any other redevelopment support are subject to HAS Board of Commissioners and HUD approvals.

PHA Goal: Increase assisted housing choices

Objectives:

Provide voucher mobility counseling:
Provide voucher mobility counseling (portability counseling) to 100% of new families entering the tenant-based Housing Choice Voucher Program.

Conduct outreach efforts to potential voucher landlords:
Provide program information through outreach efforts to 50 potential landlords annually; bringing 10% of those on as new landlords under the Housing Choice Voucher Program.

Increase voucher payment standards

Implement voucher homeownership program:
Maintain voucher homeownership program through 03/31/2025.

Implement public housing or other homeownership programs:

Implement public housing site-based waiting lists:
Conduct an analysis to determine benefits of site-based waiting lists for the portfolio by 03/31/2022.

HUD Strategic Goal: Improve community quality of life and economic vitality

PHA Goal: Provide an improved living environment
Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
HAS will conduct an analysis of resident income at all properties by 03/31/2022 in order to create an action plan.
- Implement public housing security improvements:
Continue collaborative relationship with Savannah Police through monthly meetings and the monitoring of case report numbers in an effort to identify and implement security improvements throughout all public housing neighborhoods.
- Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
 - Increase the number and percentage of employed persons in assisted families:
HAS will conduct an analysis of resident income at all properties by 03/31/2022 in order to create an action plan.
 - Provide or attract supportive services to improve assistance recipients' employability:

Continue programming under the HOPE VI Endowment Trust and the ROSS Program to provide supportive services to promote upward mobility, self-sufficiency and improved quality of life for residents of public housing.

Maintain partnership with Chatham County Department of Family and Children Services.

Refer 10% of residents for job training and/or employment opportunities based on current number of families with unemployed members with expected retention rate of 4%.
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
Maintain contract for Senior Companion Program with Senior Citizens, Inc. through 03/31/2025.

Maintain contract with the Economic Opportunity Authority for Retired Services Volunteer Program (RSVP) for homebound families through 03/31/2025.
- Other: (list below)
Maintain the number of active participants in the Section 8 Family Self-Sufficiency Program 205, less the number of graduates, annually through 03/31/2025.

Graduate 2% of active Section 8 Family Self-Sufficiency participants from the program annually through 03/31/2025.

Graduate 2% of active Public Housing Family Self-Sufficiency participants from the program annually through 03/31/2025.

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:

Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability:
Continue to comply with Title VI of the Civil Rights Act of 1964 and all other applicable Federal Laws and regulations to ensure that admission to and occupancy of public housing neighborhoods is conducted without regard to race, color, religion, creed, sex, handicap, disability, or national origin.

Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
Maintain all public housing units in conditions equivalent or superior to HUD's Uniform Physical Conditions Standards.

Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
Maintain the number of handicapped units at 5% and the number of hearing-impaired units at 2%.

Attachment B.4
Violence Against Women Act

15. Violence Against Women Act (VAWA)

In accordance with 24 CFR 903.21, the Housing Authority of Savannah has incorporated the states and provisions of VAWA into its Admissions and Continued Occupancy Policy (ACOP) and Housing Choice Voucher Administrative Plan to protect victims of domestic violence, dating violence, sexual assault and stalking.

The VAWA section of the ACOP and Administrative Plan outlines HAS policies and procedures regarding victim documentation, termination/eviction of a perpetrator of domestic violence, and confidentiality requirements.

HAS is committed to the safety and welfare of all residents and has an ongoing partnership with SAFE Shelter, as governed through a Memorandum of Understanding. Safe Shelter provides outreach program services, domestic violence training, emergency shelter and comprehensive services including a state of the art facility that provides accommodations for victims of domestic violence.

Attachment B.5
Significant Amendment or Modification

14. Significant Amendment/Modification

A significant amendment or modification of the 5-year plan or annual plan includes a major deviation from any activity, proposed activity, or policy provided in the agency plan that would affect services or programs provided to residents.

This definition does not include minor budget revisions to previously approved activities; changes in organizational structure; changes resulting from HUD-imposed regulations; or minor policy changes; or changes to flat rent schedules and policies that will remain in compliance with Sections 210 and 243 of Title II of Public Law 113-76, the Consolidated Appropriations Act of 2014, 24 CFR 903.7(d) and implementing HUD guidance.

As part of the Rental Assistance Demonstration (RAD), the Housing Authority of Savannah is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:

The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance;

- A. Changes to the Capital Fund budget produced as a result of each approved RAD conversion, regardless of whether the proposed conversion will include use of additional capital funds;
- B. Changes to the construction and rehabilitation plan for each approved RAD conversion; and
- C. Changes to the financing structure for each approved RAD conversion

Attachment B.7
Certification by State or Local Officials

**Certification by State or Local
 Official of PHA Plans Consistency
 with the Consolidated Plan or
 State Consolidated Plan
 (All PHAs)**

U. S Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 2/29/2016

**Certification by State or Local Official of PHA Plans
 Consistency with the Consolidated Plan or State Consolidated Plan**

I, Patrick C. Monahan, the City Manager
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Housing Authority of Savannah
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
 Impediments (AI) to Fair Housing Choice of the

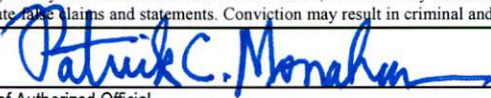

City of Savannah, GA
Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State
 Consolidated Plan and the AI.

The Housing Authority of Savannah (HAS) 2020-2024 Five Year Plan and 2020 Annual Plan is
consistent with the City of Savannah 2018-2022 Consolidated Plan because it identifies strategies and
activities for quality HAS dwellings, increasing affordable housing supply, and providing access to self-
sufficiency programs within the HAS service area. It is also consistent with the City's 2010 Assessment
of Fair Housing.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

	
Name of Authorized Official	Title
Patrick C. Monahan	City Manager
Signature	Date
	Jan. 21, 2020